136.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,080,700 / 1,080,700
					USE VALUE:	1,080,700 / 1,080,700
					ASSESSED:	1,080,700 / 1,080,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMON DANA A
Owner 2:	PAYNE LISA
Owner 3:	
Street 1:	76 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ACKERMAN SARAH GENE -
Owner 2:	BERMAN JUDITH L -
Street 1:	76 BRANTWOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,242 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 2284 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6242.000	530,100	4,100	546,500	1,080,700
Total Card	0.143	530,100	4,100	546,500	1,080,700
Total Parcel	0.143	530,100	4,100	546,500	1,080,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.16 | /Parcel: 473.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 87220

GIS Ref

GIS Ref

Insp Date 08/30/17

PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0010.0

!10543!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	530,100	4100	6,242.	546,500	1,080,700	1,080,700	Year End Roll	12/18/2019
2019	101	FV	405,700	4100	6,242.	576,900	986,700	986,700	Year End Roll	1/3/2019
2018	101	FV	405,700	4100	6,242.	425,100	834,900	834,900	Year End Roll	12/20/2017
2017	101	FV	410,200	4100	6,242.	406,900	821,200	821,200	Year End Roll	1/3/2017
2016	101	FV	410,200	4100	6,242.	376,500	790,800	790,800	Year End	1/4/2016
2015	101	FV	382,200	4100	6,242.	315,800	702,100	702,100	Year End Roll	12/11/2014
2014	101	FV	382,200	4100	6,242.	308,500	694,800	694,800	Year End Roll	12/16/2013
2013	101	FV	382,200	4100	6,242.	293,900	680,200	680,200		12/13/2012

PRINT

Date	Time
12/11/20	00:50:16

LAST REV

Date	Time
01/18/18	14:54:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10543

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACKERMAN SARAH	49651-349		6/22/2007		746,000	No	No		
NORCROSS FREDER	25347-230		5/17/1995		318,500	No	No		Y

USER DEFINED

Prior Id # 1:	87220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2014	14	Redo Kit	24,150	C				
5/13/2009	342	Manual	4,700					
6/24/1998	411	Redo Bat	2,500					REMODEL BATH
1/29/1996	15		10,000					INSIDE FINISH WORK
5/31/1994	237		4,000					NEW BATH/BASEMENT
3/15/1994	61	Manual	10,000					REPLACE FLOOR/CELL

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2017	Meas/Inspect	HS	Hanne S
8/29/2017	TTL REFUSAL	HS	Hanne S
5/12/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/18/2008	Meas/Inspect	345	PATRIOT
8/7/2007	MLS	HC	Helen Chinal
11/14/1999	Meas/Inspect	266	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6242		Sq. Ft.	Site		0	90.	0.97	10									546,533						546,500	

Total AC/HA: 0.14330 | Total SF/SM: 6242 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 546,533 | Spl Credit | Total: 546,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.25206423
Const Adj.:	0.99792004
Adj $ / SQ:	162.430
Other Features:	102000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555689
Depreciation:	25562
Depreciated Total:	530127

COMMENTS

SUB-DIVISION 1991 217 S/F ADDED 641-0556
OWNER SAYS ATTIC SHOULD NOT COUNT AS LIVING SPACE BECAUSE OF LOW CEILING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

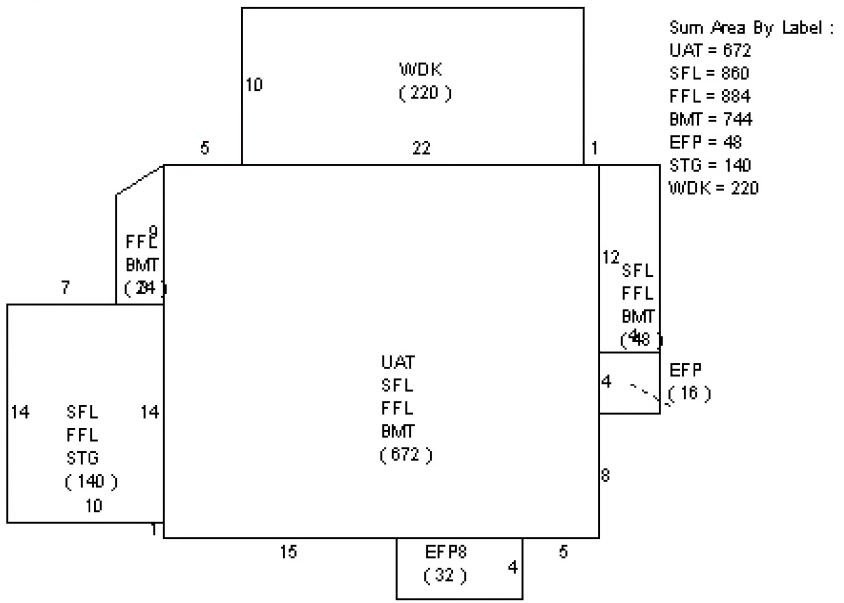
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	196.54
Special Features:	0	Val/Su Net:	173.01
Final Total:	530100	Val/Su SzAd	303.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	162.430	143,588
SFL	Second Floor	860	162.430	139,690
BMT	Basement	744	64.570	48,037
WDK	Deck	220	10.520	2,315
UAT	Upper Attic	168	113.700	19,102
STG	Storage	140	7.410	1,038
EFP	Enclos Porch	48	72.450	3,478

Net Sketched Area:	3,064			Total:	357,248
Size Ad	1744	Gross Are	3568	FinArea	2284

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	GD	1930	26.36	T	30	101			4,100			4,100
1	Metal Shed	D	Y	1	8X6	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100